

## **Benton County Planning Board**

### **TAC Meeting Minutes**

**October 1, 2008, 5:30 p.m.**

**Call to Order & Roll Call:** The following Benton County Planning Board members were present: Scott Borman, Mark Curtis, Caleb Henry and Tim Sorey. Mark Gray, Bill Kneebone, and Heath Ward were absent. The following Benton County Planning Office staff members were present: Ashley Pope, Ronette Bachert, Karen Stewart and Teresa Sidwell.

#### **Announcements:**

Ms Pope notified the board that a workshop is scheduled for October 22 at Compton Gardens in Bentonville.

#### **Old Business:**

1. Large Scale Development - **Whispering Woods Community Center** - 10142 Coose Bay Boulevard, Avoca

Randy Ritchie of Steadfast, Inc. and Ami Spivey represented the project.

- Provide a drainage report for the project site.
- Implement sedimentation/erosion control measures and provide a plan for permanent site stabilization.
- Provide a solid waste disposal contract to Staff.
- Obtain the approval of the Benton County Fire Marshal.
- Provide covenants governing the use, maintenance and hours of operation of the proposed community center.
- Determine how access to the site will be restricted to only the residents of the subdivision; show the proposed gate on the site plan.
- Show fencing/buffering (to mitigate impact of noise and light) on the site plan.
- Provide a copy of the Corps of Engineers permit to Staff.
- Address the need for water/wastewater treatment at the site. Explain why permanent facilities are not planned, if applicable.

2. Preliminary Subdivision – **Spavinaw Creek Ranch** – Hwy. 43, Gravette

The project was represented by Ferdi Fourie of Civil Design Engineers.

- Obtain the approval of the Health Department for the wastewater treatment and lot sizes.
- Turn the stub street by Lots 6 and 7 into a T intersection with an easement only for Road 2. Remove Road 2 from the plat.
- Annotate how residents will access the creek on the property and show this on the plat.
- Submit drainage analysis and culvert designs for the roads.
- Show offsite easements if residents will be accessing the creek as common property on the final plat.
- Submit a copy of the hydraulic study of the 4" water line.
- Since the water line will not meet the code for fire flow, installation of sprinkler systems in the houses will likely be a condition of approval.
- Show common area easement of creek off stub street on preliminary plat.

### **New Business:**

1. Variance from Tract Split – **Claude & Edna Boyle** – 9600 Ruby Hall Rd., Gentry

The project was represented by Edna Boyle.

- Show the previous tract split (to the south of tract 1 on the submitted survey) and label it as tract 2 (per the previous tract split).
- Label the parent tract as tract 1 (per the previous tract split), the newly created parcel as tract 3.

2. Large Scale Development Time Extension – **Centerton Quarry** - 15271 Burgin Valley Rd., Centerton

The project was represented by Terry Sosson of the Rogers Group.

- Staff will draft recommendation for approval of frontage improvements and red dirt mining.
- The applicant must submit a time table for frontage improvements.

3. Lot Split – **Eden's Bluff Lake Estates** – Lot 14A & Lot 14B, Lowell

There was no representative present for this project. The project was tabled.

4. Large Scale Development – **Professional Concrete Specialties** – 3597 Phillips Rd., Lowell

Bill Platz of W/R Consulting represented the project.

- Add Rexston Lane to the plat.
- The applicant needs to contact the City of Springdale Planning Department for a written review & comment and submit comments to Staff.
- Label the loading area on the plat.
- Show proposed contours.
- Road Department approval for roadside drainage may be required.
- The applicant must notify adjoining property owners.
- Contact ADEQ for a NPDES/SWPPP permit application to be posted on site (Show plans for storm water detention on the plat).
- Contact ADEQ for all applicable environmental regulations relating to truck and heavy equipment repair shop.

5. Large Scale Development – **R & R Street Rods** – 8701 E. Plentywood Rd., Bentonville

Rayburn Pearce represented the project.

- Submit the required hazardous chemical compliance letter.
- Correct the encroachment on Lot 7 with a lot line adjustment.
- Set hours of operation.

6. Large Scale Development – **Stoney Brook Substation** – 6762 Price Alley Dr., Rogers

Jeff Smalley of Carroll Electric represented this project.

- Leave as much vegetation around the perimeter of the property as possible.
- Gravel drive needs to be narrowed and hug vegetation area.
- Provide SWPPP to Staff.
- Submit environmental report to Staff.

- The applicant must notify adjoining property owners.

7. Variance from Large Scale Development – **Suarez Appliances** – 13676 Hwy 59, Gentry

This project was represented by Jim Suarez translating for his father Jose Suarez.

- The applicant must notify adjoining property owners.
- Storage of appliances on the property cannot be visible from the road.

**Adjournment:**

The meeting was adjourned at 8:00 p.m.